For Lease | Standalone Medical Office

833 E OAK STREET | KISSIMMEE, FL 34744

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Turnkey Medical Office in Established Kissimmee Healthcare Node

Purpose-Built Clinical Layout with Exam & Procedure Rooms

One Mile from HCA Florida Osceola Hospital

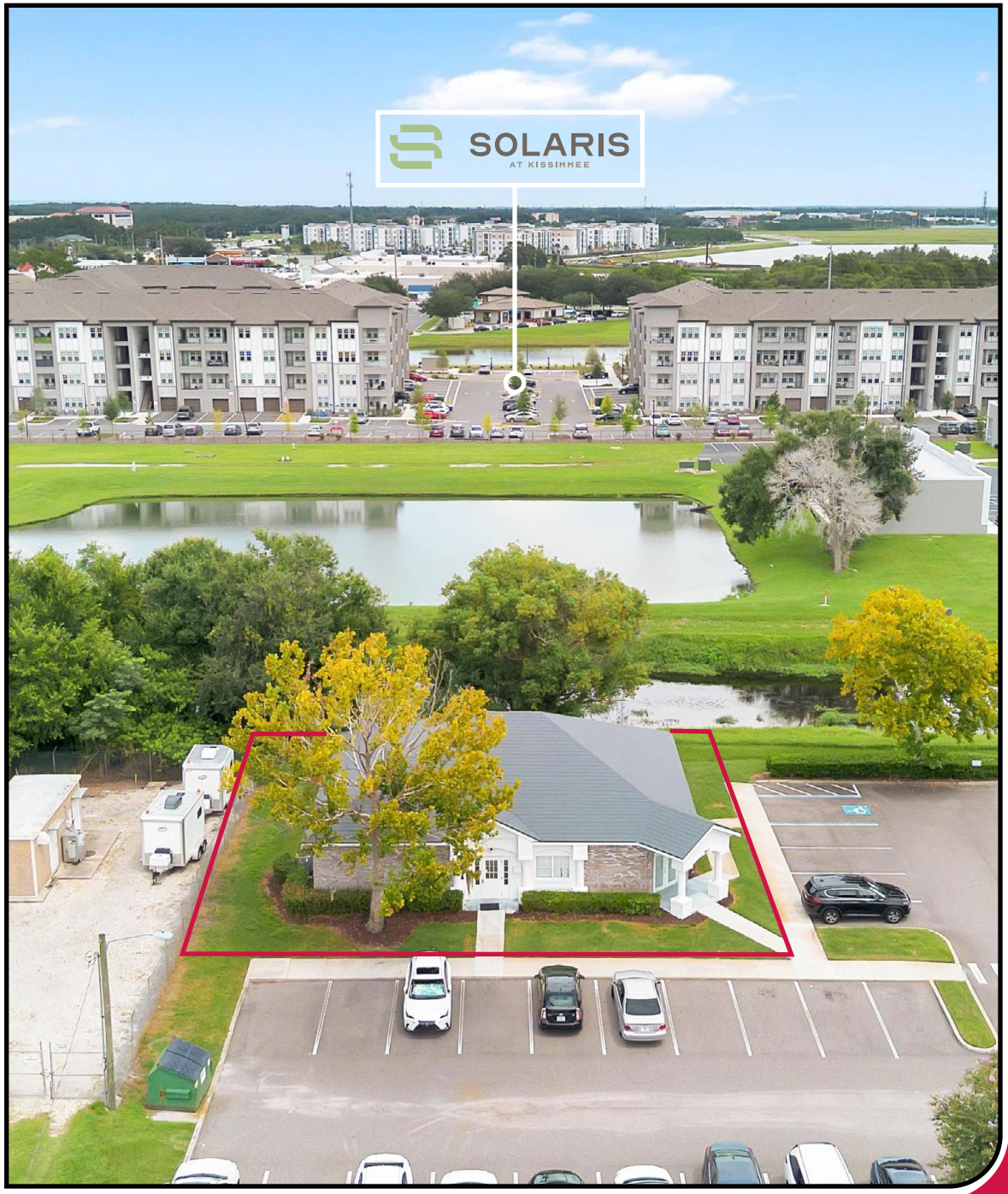
CONTACT

JORDAN CACHO
Associate
D 407.721.0602
E jcacho@lee-associates.com

833 E Oak Street is a 2,508-square-foot standalone medical office building located within Heritage Square, an established medical office park in Kissimmee. Most recently occupied by Sanitas Medical Center, the building remains configured for medical use and was recently refreshed with new flooring and interior paint, providing an incoming practice a turnkey medical environment without the cost and timeline of a full medical buildout.

The interior features an efficient clinical layout with reception and a large waiting area, administrative and billing space, an MA office, and nurse station. The clinical area includes multiple exam rooms, a consult office, lab and draw area, break room, restrooms, and dedicated storage. The property provides 15+ parking spaces directly in front of the building, with additional parking available throughout Heritage Square to accommodate staff and patient traffic.

As a standalone building, the property offers a dedicated entrance, building signage, and control over hours, patient flow, and overall presentation. Zoned MUPUD and surrounded by medical specialists within Heritage Square, 833 E Oak Street is well suited for primary care, specialty practice, dental, behavioral health, therapy, diagnostics, and ancillary healthcare users seeking an established Kissimmee location with clinical improvements already in place.



Address:	833 E Oak Street Kissimmee, FL 34744
Lease Rate:	$28.00/SF NNN $4.94 CAM ($6,884.46/MTH)
Building Size:	2,508 SF±
Property Type:	Medical Office - Standalone, One Story
Year Built:	1996, Renovated in 2026
Floors:	One (1)
Exam Rooms:	7 with plumping, 8 total
Parking	5.0 per 1,000 SF
Zoning:	MUPUD
Occupancy	Vacant - delivered vacant







Turnkey Clinical Improvements

- Existing medical buildout allows an incoming practice to occupy without the cost and timeline of a full clinical buildout
- Exam and procedure rooms with sinks, along with lab and draw areas, support a wide range of medical uses
- Recently refreshed with new flooring and interior paint following prior occupancy by Sanitas Medical Center

Established Medical Node

- Located within Heritage Square, an established medical office park with a concentration of healthcare specialists
- Approximately one mile from HCA Florida Osceola Hospital, providing convenient proximity for hospital-affiliated and specialty practices
- Nearby medical providers include Nemours Children's Health, SimonMed Imaging, Associates in Dermatology, Central Florida Rheumatology Consultants, Orlando Epilepsy Center, and Hanger Clinic

Functional Layout for Medical Users

- Reception, large waiting area, and dedicated administrative and billing space separate patient-facing and back-office functions
- MA office, nurse station, consult office, and medical director office support an efficient multi-provider practice
- Three restrooms, break room, and dedicated storage provide the infrastructure needed for daily clinical operations

Strategic Kissimmee Location

- Direct access from E Oak Street with connectivity to US 192, John Young Parkway, and Florida's Turnpike
- Minutes from Downtown Kissimmee and the Vine Street commercial corridor, providing convenient access for patients and staff
- Standalone building with dedicated entrance and signage provides greater identity and control than a traditional multi-tenant medical suite



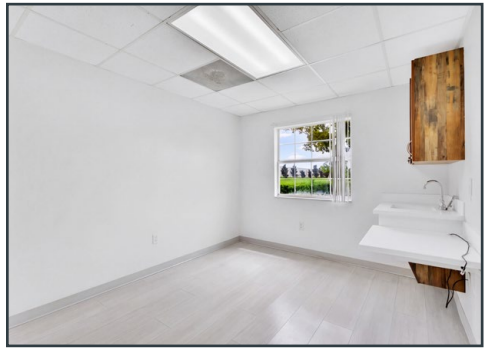




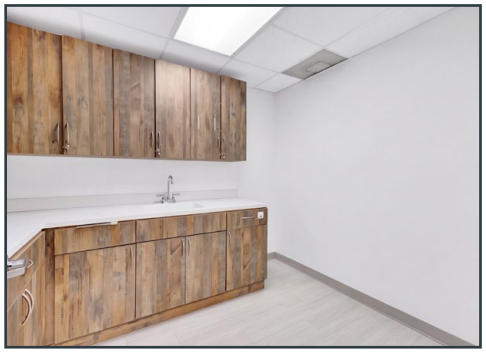


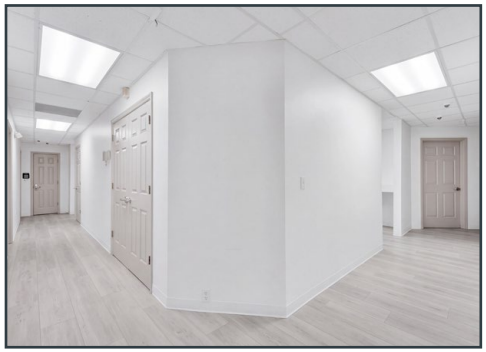


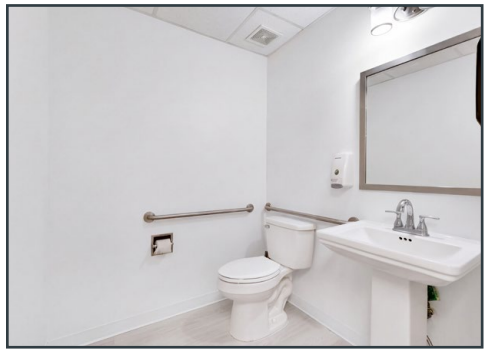


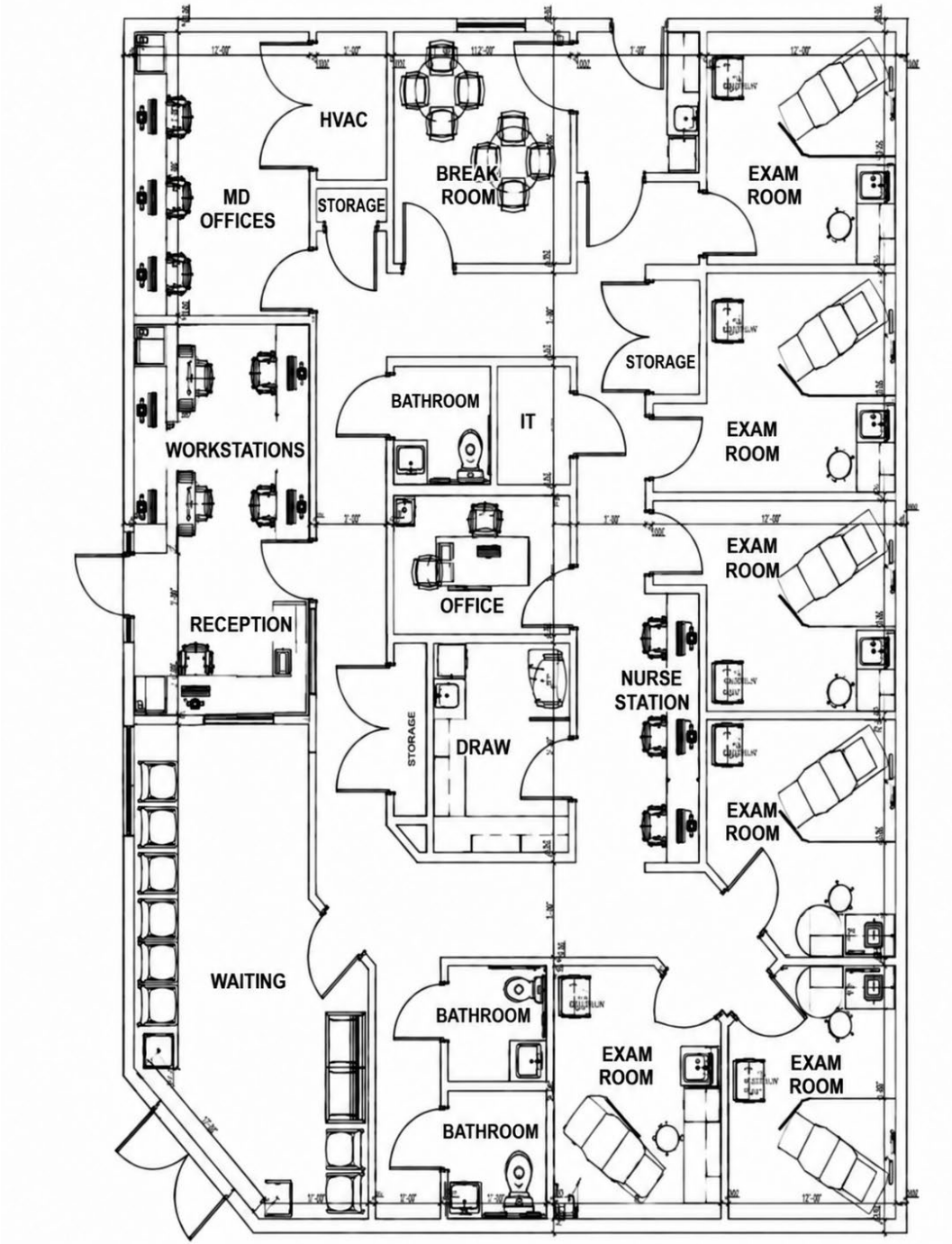


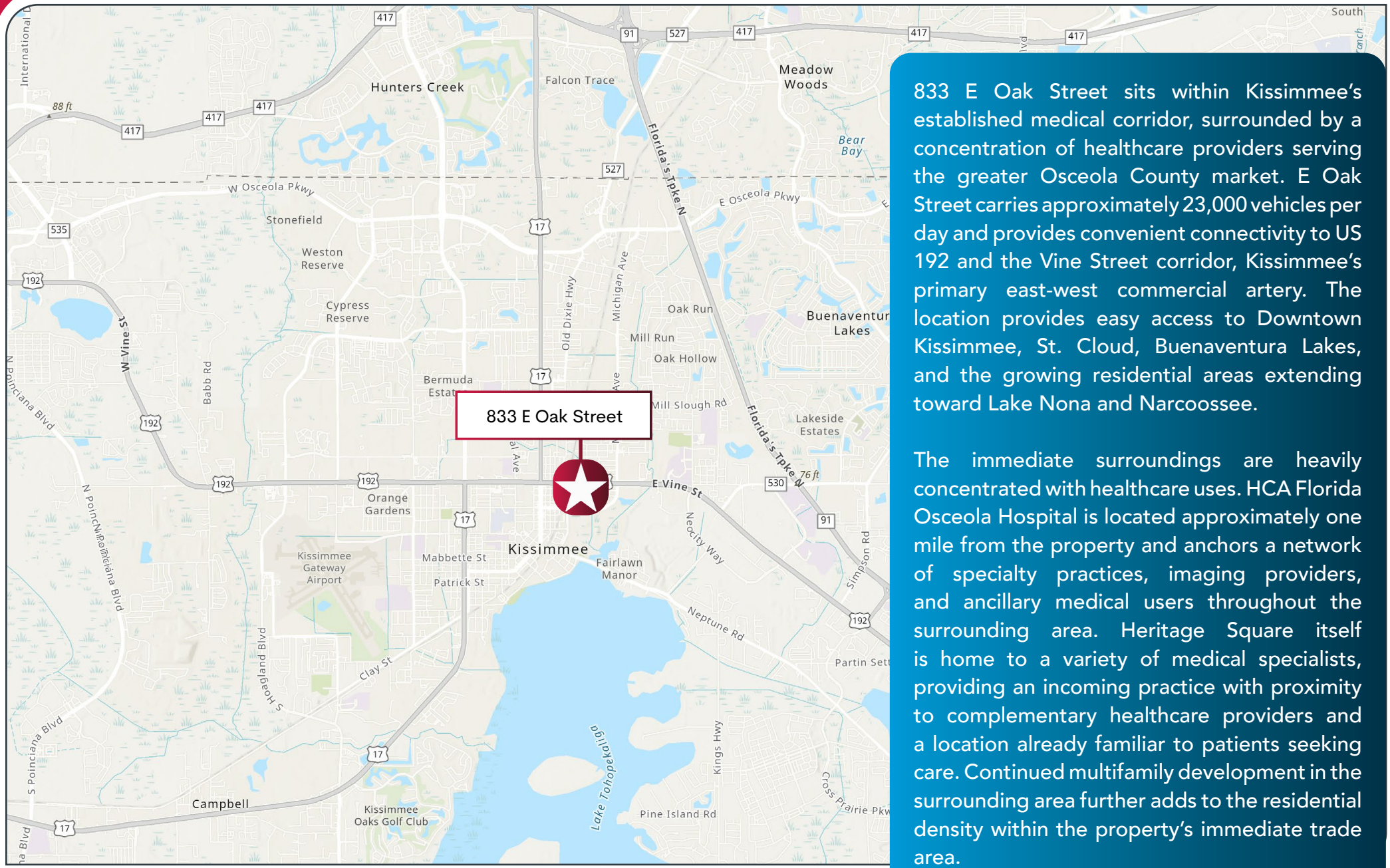









HVAC
MD OFFICES
STORAGE
BREAK ROOM
EXAM ROOM
STORAGE
BATHROOM
IT
WORKSTATIONS
EXAM ROOM
EXAM ROOM
OFFICE
RECEPTION
NURSE STATION
STORAGE
DRAW
EXAM ROOM
WAITING
BATHROOM
EXAM ROOM
EXAM ROOM
BATHROOM



833 E Oak Street sits within Kissimmee's established medical corridor, surrounded by a concentration of healthcare providers serving the greater Osceola County market. E Oak Street carries approximately 23,000 vehicles per day and provides convenient connectivity to US 192 and the Vine Street corridor, Kissimmee's primary east-west commercial artery. The location provides easy access to Downtown Kissimmee, St. Cloud, Buenaventura Lakes, and the growing residential areas extending toward Lake Nona and Narcoossee.

The immediate surroundings are heavily concentrated with healthcare uses. HCA Florida Osceola Hospital is located approximately one mile from the property and anchors a network of specialty practices, imaging providers, and ancillary medical users throughout the surrounding area. Heritage Square itself is home to a variety of medical specialists, providing an incoming practice with proximity to complementary healthcare providers and a location already familiar to patients seeking care. Continued multifamily development in the surrounding area further adds to the residential density within the property's immediate trade area.


AdventHealth Kissimmee
The Cardiovascular Center of Florida
ODC Orlando Diagnostic Center
Quest Diagnostics
Cardiovascular Associates of Central Florida
GASTRO HEALTH
HCA Florida Osceola Hospital
Orlando Health Physician Associates
Valora Medical Group
SimonMed Imaging
See Tomorrow Today
Beattie Family Orthodontics
your smile, a classic.
William H. Miller, DMD
Cosmetic and Family Dentistry
NEMOURS CHILDREN'S HEALTH.
833 E Oak Street
John Young Pkwy
N Thacker Ave
441
E Donegan Ave
Michigan Ave
Mill Slough Rd
Florida's Turnpike (Toll Road)
Dennis John Ln
N Main St
192
E Oak St
M.L.K. Jr Blvd
Mabbette St
W Emmett St
Broadway
NeoCity Way

Osceola County has been one of Central Florida's fastest-growing markets, with continued residential expansion driving demand for healthcare services throughout Kissimmee and the surrounding communities. HCA Florida Osceola Hospital anchors the area's medical infrastructure, and the surrounding corridor has developed into an established healthcare node serving Kissimmee and the growing population extending east toward St. Cloud and Narcoossee.

Kissimmee's medical office submarket remains tight, with approximately 5.3% vacancy and no new medical office space delivered over the past 12 months. Within that environment, 833 E Oak Street offers a differentiated leasing opportunity with an existing clinical buildout, 15+ parking spaces directly in front of the building, and standalone identity. For an incoming practice, the existing improvements provide the opportunity to establish operations without the cost and timeline associated with building out a traditional medical office suite from scratch



Population

1 Mile: 8,618
3 Mile: 93,200
5 Mile: 226,709

Households

1 Mile: 2,959
3 Mile: 32,095
5 Mile: 76,005

Avg Household Income

1 Mile: $68,404
3 Mile: $73,364
5 Mile: $87,057



For more information, please contact one of the following individuals:

CONTACT

JORDAN CACHO
Associate
D 407.421.0602
E jcacho@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.